



November 17, 2017

Catherine M. Hudgins
Hunter Mill District Supervisor
Fairfax County Board of Supervisors
12000 Bowman Towne Drive
Reston, VA 20190

RE: Reston Master Plan – Reston Chapter of the Adopted Comprehensive Plan (the “Reston Plan”)

Dear Supervisor Hudgins:

On behalf of the Reston Association Board of Directors, I am requesting your assistance in adding the following County actions, as an integral part of the PRC District Residential Density Zoning Ordinance Amendment process. This initial list of actions should be undertaken before the PRC Ordinance amendment is considered any further by County staff and the Reston community. These actions are neither unusual nor unprecedented. They are very similar to the follow-up studies, evaluations and narrowly focused Comprehensive Plan update amendments, that were necessary to both fix and enhance the Tyson's Plan (PA-S13-11-TY1).

1. Initiate an amendment to the Reston Plan to add back an overall residential population cap for the Planned Community. As you are aware, the Reston Land Use Plan's overall residential population cap was an important element of the Reston Master Plan, from the inception of Reston until the 2014-2015 County Plan Amendments. The overall population cap should be inserted into the Plan text and shown on the Land Use Map. It should be calculated according to the PRC district formulas for imputing population from the various planned housing types. This overall population cap should include planned Affordable Dwelling Units (ADUs) and Work Force housing (WFHs), since the Comprehensive Plan must provide for the physical and social infrastructure needs of these new Restonians. Further,

as you have advocated for years, consideration should be given to increasing the percentage of ADU and WFH dwellings in Reston.

2. Provide a clear statement from the County that Reston Village Centers (other than Lake Anne and Tall Oaks) are currently planned to only reflect the land uses that are there today. Any redevelopment which adds building height or mass, commercial intensity or residential density should only be considered in the context of a future amendment to the Comprehensive Plan, following the Guidelines for Village Center Redevelopment – which include property owner outreach and community input.
3. Similar to the Tysons Plan, initiate an amendment to the Reston Plan which requires periodic Plan updates (“Report Card” provisions), whereby County Staff, at least every five (5) years, is to:
 - a. Determine how the pace of development compares to the provision of all supporting infrastructure (public and private), evaluating whether their implementation is balanced and, accordingly, whether plan corrections are needed.
 - b. Provide updates in the Plan that identify and list new supporting infrastructure that has been built and new binding commitments for the provision of additional infrastructure.
 - c. Conduct an updated transportation operations analysis for Reston to determine whether the existing and planned development in Reston is properly balanced with the provision of transportation infrastructure.

The Reston Plan should be regularly reviewed and monitored by the County, and development approvals, site plans, and occupancy permits should be continuously tracked to facilitate monitoring activities. The Plan update process should consider the data collected through monitoring activities along with the expected outcomes described in the Plan. Careful consideration should be given during this process as to whether the amount and location of planned development potential should be modified. Some have estimated that the Reston Plan will result in more than doubling the current number of residents, not counting increases in employment population and visitor/pass through populations. If commensurate planned infrastructure can no longer be provided, then the level of residential development must be reduced to maintain the balance between land use and infrastructure.

4. Request that the Reston Network Advisory Group fully review the current Reston Transportation Network Analysis assumptions and methodology, addressing questions raised by the Reston Community.

5. Implement a collaborative mechanism for a continued dialogue among the Reston Association, the County, the Northern Virginia Regional Park Authority, the Fairfax County Park Authority, and the Reston Town Center Association, to establish a realistic and detailed plan (for space and funding) to increase the number and capacity of recreational facilities within Reston, in time to serve the new residents. A detailed implementation plan is needed before the new residents demand them.
6. Initiate an amendment to the Reston Plan to add clearer and more assertive statements throughout the Plan, that infrastructure capacity must be increased at the same time as new development occurs, rather than lag decades behind. In addition, text similar to the following (taken from the Tysons Plan) should be added.

"Cash contributions are not the preferred method for offsetting impacts on school, recreation and transportation facilities. The preference is for the provision of land or facilities. It may be preferable for a development proposal to address one or more, but not all, public facility needs in a significant way, rather than providing smaller commitments toward many facilities."

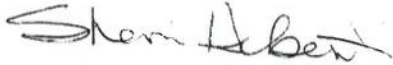
7. Direct County Staff to collaborate with Public Schools staff and the Reston community to establish a realistic plan for the provision of increased school capacity in Reston in time to serve the increase in population.
8. Initiate an amendment to the Reston Plan to remove the "grid of streets" road connection between American Dream Way and Isaac Newton Square, because it would adversely impact environmentally sensitive areas and the Hidden Creek Golf Course.
9. Initiate an amendment to the Reston Plan to change the "High-Density Mutli-Family" land use map category from "50 + DU/AC" (i.e. unlimited) to the maximum number of dwellings per acre actually necessary to accommodate the only two parcels in Reston so designated – the Harrison Apartments and a portion of the Charter Oaks Apartments.

As noted in our letter last month, the sustainability of Reston's unique Planned Community structure is everyone's goal. Because we share this common goal, we must work together to attain it and address the above items to move forward.

Finally, the Reston Association Board urges Fairfax County to carefully consider additional specific concerns about the Comprehensive Plan that will likely be submitted by RA members and Reston groups such as the new "Coalition for a Planned Reston" (Reston Citizens Association, Reston 20/20 and Reclaim Reston). This will be essential for creating trust in this process.

We look forward to hearing back from you soon on next steps.

Sincerely,



Sherri Hebert, President
Reston Association

cc: Reston Association Board of Directors
Frank De La Fe, Planning Commissioner Hunter Mill District, Fairfax County
James R. Hart, At-Large Planning Commissioner, Fairfax County
Fred Selden, Director, Department of Planning & Zoning, Fairfax County
Jill Cooper, Executive Director, Planning Commission, Fairfax County
Leslie B. Johnson, Zoning Administrator, Fairfax County
Cathy Belgin, Deputy Zoning Administrator, Fairfax County
Regina Coyle, Special Projects Coordinator, DPZ, Fairfax County
William Mayland, DPZ, Fairfax County
Jared Wilcox, Chair, Reston Planning & Zoning Committee
Rob walker, Vice Chair, Reston Planning & Zoning Committee
Larry Butler, Senior Director of Parks, Recreation & Community Resources
John McBride, Odin Feldman Pittleman, PC